



## PLANNING COMMISSION MINUTES

Thursday, August 4, 2016

Approved August 18, 2016

The following are the minutes of the Planning Commission Meeting held on **Thursday, August 4, 2016 at 6:00 p.m.** in the Herriman City Community Center, 13011 South Pioneer Street (6000 West), Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in the Community Center, on the City's website, and delivered to members of the Commission and media.

**Presiding:** Chair Clint Smith

**Commission Members Present:** Adam Jacobson, Robyn Shakespear, Wade Thompson

**Council Members Present:** Mayor Carmen Freeman

**City Staff Present:** City Planner Bryn McCarty, Planner I Sandra Llewellyn, Assistant City Manager Gordon Haight, City Engineer Blake Thomas, City Attorney John Brems

### **6:00 PM - Work Meeting:** *(Front Conference Room)*

**6:06:40 PM** Item 2.8 – regarding the road around the school, the applicant wondered whether or not the commission had any questions they would like him to address during the meeting. He reported on interested retail for the area and explained that the sidewalk needed to be installed for the charter school. The commission felt fine about the item and excused the applicant.

**6:09:10 PM** City Planner Bryn McCarty reminded the commission about an email she sent regarding an upcoming training. She asked them to report back to her whether or not they would be able to attend.

**6:09:10 PM** City Planner McCarty reported about the neighborhood meeting, regarding the new zone, held on August 3, 2016. Information was posted on the city about the process to rezone property. Staff was also working on a detailed explanation of the process for developers and was given direction to slow down the process. Part of the policy has been that applications are required 21 days before being placed on a planning agenda and that has become too fast to accomplish. Therefore, the application will now be required 30 days before being placed on an agenda. Every applicant has been required to attend a DRC Development Review Committee Meeting. Admittedly, that meeting has not always been held. Staff recommitted to ensure those meetings are held to make sure the applicant is better prepared and ready for the planning meeting. Staff will be adding an additional procedure of holding an agenda review meeting to go over the agenda and make sure that those who are on the agenda are prepared and ready for the meeting. After the meeting the agenda will be finalized. Planner McCarty asked whether or not the commission would like to see the draft agenda or if they

only wanted to see the final agenda. The response was to see the final agenda. Planner McCarty requested that the commission read through the packet before the meeting and let her know of any additional information they might need before the meeting. She informed the commission that Senior Planner Heather Upshaw is officially no longer part of the planning commission. However, she may attend the meeting when there are commercial items on the agenda and may still act as a backup to Planner McCarty from time to time.

**6:21:20 PM** Mayor Carmen Freeman offered a brief update regarding the neighborhood meeting. During the meeting, John Gust, provided a different description of the project. He explained that the development could have commercial, business offices, a data center and hotel. The residents embraced his description much better. Mayor Freeman felt the description of the zone would need to have a lot of detail and flexibility. He requested that the commission keep the public hearing open to allow for recommendations and any needed adjustments. City Planner Bryn McCarty explained she did let the residents know the difference between the proposal of the new zone and zoning property. The proposed zone could be anywhere in the city; there is not a specific spot in the city yet. When the proposal is for a specific property it will be noticed differently.

**1. 6:24:45 PM Election of Officers**

Regarding the election of officers, Jeramy Burkinshaw had sent an email to let the commission know that he was not going to be at the work meeting and was running late. He also announce that he was stepping down as the Vice Chair. Chair Clint Smith indicated that Commission Burkinshaw had mentioned being concerned with his work traveling schedule and wanted to make sure that there was leadership in that role. Chair Smith asked the commission whether or not they wanted to move forward and take action regarding the election of officers or if they would rather wait when more of the commission members were present. The consensus was to wait until the next meeting to take action.

**2. 6:28:20 PM Review of Agenda Items**

City Planner Bryn McCarty mentioned that slowing down processes may cause the agenda to be longer and longer. Chair Clint Smith added that it may, however, make hearing the items easier because all the information would be in the packet and ready. Planner McCarty reported that her department had been very busy, for the last three months the city has broken building records every month.

Item 2.1 – CC&R's for Oak Hollow – commission members had requested the applicant to add city criteria with an exception that if a home elevation was different from that criteria that the elevation be presented to the commission on a case by case basis. The model home and a mountain contemporary home with a different roof pitch were shown. City Planner Bryn McCarty asked if the commission had questions or any issues with the homes shown. Commission members noted that this type of home should be placed on the agenda for approval. The applicant would like to get a permit to get the development started. He was advised to talk to staff to see how he can move forward. Commission members indicated that they did not have issue with the two elevations presented.

Item 2.2 & 2.3 – Rosecrest Pod 32 – the item was continued from the last meeting because of issues with the storm drain, entrance, the adjacent pod and the private road. The applicant wanted the item continued to work through those issues.

Item 2.4 & 2.5 – Townhomes to Single Family – the proposal was adding 20 single family lots. At the last meeting there was concern with a few lots on the side and with the road alignment. The applicant flipped the lots and will show the alignment of the road. Chair Clint Smith asked about the included phasing plan. It was explained that the phasing plan was part of the original application and included the entire development as a comparison.

Item 2.6 – Pod 8 Elevations – a brief discussion amongst the commissioners regarding square footage, garages and walk out basements for the units took place. Matt Watson provided color boards for the elevations.

Item 2.7 – Academy Parkway – Commissioner Adam Jacobson wanted to see the lane configuration. City Engineer Blake Thomas explained that the cross section showed the trail on the wrong side of the road. The road will be five lanes and the name will be Real Vista and Academy Parkway. Parking would not be allowed on the road because there would not be a shoulder.

Item 2.8 – Mustang Trail Way Road Dedication – City Engineer Blake Thomas requested a larger road width to allow for passing and parking of cars. Chair Clint Smith asked about the sidewalk. The response was that the school will have a sidewalk. Mr. Young had referred to extending the sidewalk to the subdivisions for a safe walking route.

Item 2.9 – DeHaan 28 Lots – the proposal was rezoned under the old general plan with 2.8 units per acre and approximately 11,000 square foot lots. The detention is across the street. None of the homes will face 7530 West.

Item 2.10 – Callahan Subdivision – subdividing four individual townhomes to be sold. All townhomes are in one building. City Engineer Blake Thomas reported that the applicant did get individual meters for each building which would be the correct way to individual units and the proposal would be the last step for plat approval.

Item 3.1 – Technology and Manufacturing Zone – City Planner Bryn McCarty suggested leaving the public hearing open for recommended changes. The requested changes to the zone will need to come from the commission. Assistant City Manager Gordon Haight explained that the zone has a number of uses and it can be given a zoning condition later on. Planner McCarty noted that list of prohibited uses will be taken out of the ordinance. Any conditional use or development agreement would come before the council. The zone could be utilized in several different areas of the city. When the zone is considered in a specific location, it will be given a zoning condition at that time. The commissioners were encouraged to provide feedback and it will be brought back in a few weeks with any requested changes.

Item 3.2 – Transportation Master Plan – City Engineer Blake Thomas explained that it's been some time since it was last reviewed. Trails will be discussed further in the meeting.

Meeting Adjourned [7:01:33 PM](#)



## **7:00 PM - Regular Planning Commission Meeting:**

**Presiding:** Chair Clint Smith

**Commission Members Present:** Adam Jacobson, Robyn Shakespear, Wade Thompson

**Council Members Present:** Mayor Carmen Freeman

**City Staff Present:** City Planner Bryn McCarty, Planner I Sandra Llewellyn, City Recorder Jackie Nostrom, Assistant City Manager Gordon Haight, City Engineer Blake Thomas, City Attorney John Brems

### **1. General Business:**

**7:07:22 PM** Welcome

Chair Clint Smith welcomed those in attendance.

#### **1.1 7:07:33 PM Invocation and Pledge**

Mayor Carmen Freeman offered the invocation and City Engineer Blake Thomas led us in the pledge.

#### **1.2 7:09:21 PM Roll call:**

Full Quorum ~ Jessica Morton, Chris Berbert and Jeramy Burkinshaw absent

#### **1.3 7:09:35 PM Approval of Minutes for: July 7, 2016**

Chair Clint Smith noted a correction to the minutes; page 16 at the start of the last paragraph should be Commissioner Burkinshaw not Berbert. Commissioner Robyn Shakespear noted that on page 10, the second paragraph and third sentence should say that Jim would be moving into the back lot and that Rodney asked for the exception.

*Commissioner Robyn Shakespear MOVED to approve the minutes for July 7, 2016 with two corrections noted.*

*Commissioner Adam Jacobson SECONDED the motion.*

*The motion passed unanimously.*

### **2. Administrative Items:**

*Administrative items are reviewed based on standards outlined in the ordinance. Public comment is taken on relevant and credible evidence regarding the applications compliance with the ordinance.*

Chair Clint Smith reviewed the public comment policy and procedure.

#### **2.1 7:12:40 PM 25C06 – Jessop – 6767 W Rose Canyon Rd – Final Approval of the CC&R's for Oak Hollow – Zone: A-.25**

City Planner Bryn McCarty explained that the commission had requested changes to the architectural requirements in the CC&Rs. The applicant complied and added the requirements from the city ordinance, as

well as, an exception to allow the Planning Commission to review on a case by case basis, the homes that would not meet those requirements.

*Commissioner Adam Jacobson MOVED to approve the item with staff recommendations.*

*Commissioner Robyn Shakespear SECONDED the motion.*

*The vote was recorded as follows:*

*Commissioner Adam Jacobson* Yes

*Commissioner Robyn Shakespear* Yes

*Commissioner Wade Thompson* Yes

*Chair Clint Smith* Yes

*The motion passed unanimously.*

**2.2 [7:15:09 PM](#) 17S16 – Rosecrest Communities, LLC – 4600 W Juniper Crest Rd – Proposed Subdivision of 83 Single Family Lots (Pod 32) – Zone: R-1-15 – Acres: 17.46 (Public Hearing held on June 16, 2016)**

Chair Clint Smith noted that item 2.2 and 2.3 will be discussed together.

City Planner Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. Item 2.2 and 2.3 are for PUD and Subdivision. Engineering staff worked with the applicant regarding detention issues that needed to be changed. There are now two public access points. All homes will meet Rosecrest Design Guidelines. There will be a requirement that the homes face the interior roads. Commissioner Adam Jacobson asked about the width of the roads.

Matt Watson, Rosecrest Communities, responded about the width of the roads. Off of Juniper Crest Road would be a 60 foot right of way. The t-intersection would be a 53 foot Herriman City cross section. The entrance on the west side would be the same thing, 60 foot to the first intersection and then 53 foot. Commissioner Jacobson requested that item number eight in staff requirements clearly state, ‘off of the main neighborhood for lot 17’ since it’s off of that same road. Mr. Watson continued that concerns of the site plan and engineering concerns had been addressed. He asked the commission if there were any additional questions.

*Commissioner Adam Jacobson MOVED to approve the item as outlined on the agenda for 82 single family lots with staff’s recommendations, with number eight modification so it shall say, lots 117, 49 and 82 may not access off of the 60 foot right of way.*

*Commissioner Wade Thompson SECONDED the motion.*

*The vote was recorded as follows:*

*Commissioner Adam Jacobson* Yes

*Commissioner Robyn Shakespear* Yes

*Commissioner Wade Thompson* Yes

*Chair Clint Smith* Yes

*The motion passed unanimously.*



**2.3     7:20:05 PM    56C07-15 – Rosecrest Communities, LLC – 4600 W Juniper Crest Rd – Final Planned Unit Development Approval for 83 Single Family Lots (Pod 32) – Zone: R-1-15 – Acres: 17.46**

*Commissioner Wade Thompson MOVED to approve the item with 82 lots and staff's recommendations.*

*Commissioner Robyn Shakespear SECONDED the motion.*

*The vote was recorded as follows:*

*Commissioner Adam Jacobson        Yes*

*Commissioner Robyn Shakespear    Yes*

*Commissioner Wade Thompson    Yes*

*Chair Clint Smith                      Yes*

*The motion passed unanimously.*

**2.4     7:20:58 PM    14S15-01 – Rosecrest Communities, LLC – 14401 S Autumn Crest Blvd – Subdivision Amendment to Change 44 Single Family Lots to 94 Townhome Units (Park House at Rosecrest) – Zone: MU-2 – Acres: 11.20 – Units: 94 (Public Hearing held on June 16, and July 7, 2016)**

Chair Clint Smith noted that item 2.4 and 2.5 will be discussed together.

City Planner Bryn McCarty explained that the original request was to change 44 single family lots to 94 townhomes. The applicant revised the request back to single family with an additional 20 single family lots. The proposal will be for 64 single family lots instead of 44 single family lots and no townhomes. Chair Smith asked for clarification of the total lot count.

Matt Watson explained that the original approval was for 181 single family lots. The current proposal would be for 201 single family lots. He reminded the commission about the concern with two lots that faced the first entrance road; those lots were turned. The alignment between the subdivision was adjusted. There are no driveways that face Autumn Crest Road. Commissioner Adam Jacobson requested that lot number 198 face the private road.

*Commissioner Adam Jacobson MOVED to approve the item with staff's recommendations with number eight to require that lot 198 accesses off of the private lane.*

*Commissioner Wade Thompson SECONDED the motion.*

*The vote was recorded as follows:*

*Commissioner Adam Jacobson        Yes*

*Commissioner Robyn Shakespear    Yes*

*Commissioner Wade Thompson    Yes*

*Chair Clint Smith                      Yes*

*The motion passed unanimously.*

**2.5     7:12:40 PM   56C07-10 – Rosecrest Communities, LLC – 14401 S Autumn Crest Blvd – Planned Unit Development Amendment to Change 44 Single Family Lots to 94 Townhome Units (Park House at Rosecrest) – Zone: MU-2 – Acres: 11.20 – Units: 94**

*Commissioner Adam Jacobson MOVED to approve the item with staff's recommendations to add 20 additional single family lots, totaling 201 in the entire pod.*

*Commissioner Robyn Shakespear SECONDED the motion.*

*The vote was recorded as follows:*

*Commissioner Adam Jacobson        Yes*

*Commissioner Robyn Shakespear    Yes*

*Commissioner Wade Thompson    Yes*

*Chair Clint Smith                      Yes*

*The motion passed unanimously.*

**2.6     7:30:06 PM   56C07-16 – Rosecrest Communities, LLC – 14473 S Autumn Crest Blvd – Final Approval of Elevations (Pod 8) – Zone: MU-2 – Acres: 7.92 – Units: 97**

City Planner Bryn McCarty explained that the item was for the elevations in pod 8. An elevation for a four story building with a walk out was pointed out. The garage of the building will face the back and the front doors face the road. The elevations were displayed and applicant presented a color board during the work meeting.

Matt Watson, Rosecrest Communities, presented the color board to the commission. Commissioner Adam Jacobson asked for clarification of how the walkout would work. The response was that the walkout would avoid having a retaining wall.

*Commissioner Robyn Shakespear MOVED to approve the item with colors as submitted.*

*Commissioner Adam Jacobson SECONDED the motion.*

*The vote was recorded as follows:*

*Commissioner Adam Jacobson        Yes*

*Commissioner Robyn Shakespear    Yes*

*Commissioner Wade Thompson    Yes*

*Chair Clint Smith                      Yes*

*The motion passed unanimously.*

**2.7     7:34:23 PM   21S16 – Herriman City – 3950 W Academy Parkway – Proposed Subdivision for a Public Right of Way – Zone: A-1, MU-2, R-2-15 – Acres: 10 (Public Hearing held on July 7, 2016)**

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared to show the location of the road and the layout of the road.

*Commissioner Wade Thompson MOVED to approve the item.*

*Commissioner Adam Jacobson SECONDED the motion.*

*The vote was recorded as follows:*

*Commissioner Adam Jacobson*      *Yes*  
*Commissioner Robyn Shakespear*      *Yes*  
*Commissioner Wade Thompson*      *Yes*  
*Chair Clint Smith*      *Yes*

*The motion passed unanimously.*

**2.8      [7:36:19 PM](#)      26S16 – Anthem Utah, LLC – 12309 S Mustang Trail Way – Proposed Plat Approval for Road Dedication – Zone: R-2-10– Acres: 3.912 – (Public Hearing)**

City Planner Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared to show the location of the road. The commission would not be approving the building lots they would only be approving the dedication of the road. Commissioner Wade Thompson wondered how much room was on the south side for the homes to Herriman Parkway. City Engineer Blake Thomas responded that there was about 100-120 feet. Commissioner Adam Jacobson had a concern about including a statement regarding the overlay. City Engineer Thomas explained that it had already been a comment on preliminary plans and Chair Smith explained that it was already part of the agreement with the developer.

[7:38:45 PM](#)      Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

**Citizen Comments:**

None

[7:39:19 PM](#)      Chair Smith closed the public hearing.

Commissioner Wade Thompson clarified that no driveways can be on Herriman Parkway and the response was affirmative.

*Commissioner Adam Jacobson MOVED to approve the item with the proposed plat and requirements as staff has outlined. Commissioner Robyn Shakespear SECONDED the motion.*

*The vote was recorded as follows:*

*Commissioner Adam Jacobson*      *Yes*  
*Commissioner Robyn Shakespear*      *Yes*  
*Commissioner Wade Thompson*      *Yes*  
*Chair Clint Smith*      *Yes*

*The motion passed unanimously.*

**2.9      [7:40:44 PM](#)      22S16 – DeHaan – 13850 S 7530 W – Proposed Subdivision of 28 Single Family Lots – Zone: A-.25 – Acres: 9.68 – Units: 28 (Public Hearing)**

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared to show the location of the subdivision. The property was rezoned A-.25 a couple of years ago under the old general plan and therefore does not have the same density requirements as the current general plan. It was



approved with a zoning condition for up to four units per acre with half acre lots next to High Country. The road has been paved along 7530 West. The agricultural fence would be required along the back. Detention is off-site across the street. Chair Clint Smith asked about fencing requirements for north and south property lines. City Planner Bryn McCarty responded that it would be south of Prairie Oaks and nothing was required because it was next to vacant property, however, a requirement could be added.

Greg DeHaan (applicant), 7575 West Rooster Cove, explained that the development is just doubling what had been done in an adjacent property. The road was in and the storm drain was across the road to the west.

Chair Clint Smith asked about the development south and the fencing that had been installed. The response was that it had not been installed yet but he understood that there was a requirement for fencing that development.

[7:46:26 PM](#) Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

### **Citizen Comments:**

None

[7:46:48 PM](#) Chair Smith closed the public hearing.

Commissioners discussed the fence and felt that a solid vinyl fence should be included along the north side.

*Commissioner Adam Jacobson MOVED to approve the item with staff's recommendation with an adjustment to item five (fencing) to state along 7530 West and the north side of the property.*

*Commissioner Wade Thompson SECONDED the motion*

*The vote was recorded as follows:*

*Commissioner Adam Jacobson Yes*

*Commissioner Robyn Shakespear Yes*

*Commissioner Wade Thompson Yes*

*Chair Clint Smith Yes*

*The motion passed unanimously.*

### **2.10 [7:47:53 PM](#) 18S14-01 – Callahan – 14369 S Oakfield Way – Proposed Subdivision Amendment – Zone: MU-2 – Acres: .28 – Units: 4 (Public Hearing)**

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The subdivision would be part of the overlook subdivision under construction. The proposal was for townhome units platted as one unit. The applicant has now requested to subdivide the building into four individual units to be sold individually. The utilities have been stubbed individually.

Jeff Callahan (applicant), 5664 West Boulder Creek Road in West Jordan, would like the building to be four townhomes.

[7:50:04 PM](#) Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

**Citizen Comments:**

None

[7:50:28 PM](#) Chair Smith closed the public hearing.

*Commissioner Adam Jacobson MOVED to approve the item with staff's recommendations.*

*Commissioner Wade Thompson SECONDED the motion.*

*The vote was recorded as follows:*

*Commissioner Adam Jacobson Yes*

*Commissioner Robyn Shakespear Yes*

*Commissioner Wade Thompson Yes*

*Chair Clint Smith Yes*

*The motion passed unanimously.*

**3. Legislative Items:**

*Legislative items are recommendations to the City Council. Broad public input will be taken and considered on each item. All legislative items recommended at this meeting will be scheduled for a decision at the next available City Council meeting.*

**3.1 [7:51:13 PM](#) 14Z16 – Herriman City – Text change to the Land Use Ordinance to create a Technology and Manufacturing Zone (Public Hearing)**

City Planner, Bryn McCarty oriented the commission with information regarding a new zone. At the last general plan a category titled light industrial park/business park was added. A couple areas in the city were designated but there was not a zone to match that category. The purpose could include business office including retail, a technology/data center and office park with several types of uses. A master plan for the entire site would be required. Staff suggested removing the list of prohibited uses because if it were not listed as a conditional use it will not be allowed on the site. The commission was asked to look at the uses for this zone in several areas in the city, not only for a specific site. The zoning condition will be placed with each property. Requirements proposed for landscaping, design criteria and development agreements were briefly described. It was recommended to leave the public hearing open to take comments into consideration.

Commissioner Wade Thompson reported a concern from residents with how the buildings would look. However, he felt that the buildings would look nice and be a good change. Chair Clint Smith added that it was never a small task to implement a new zone into the city. He thanked staff for their excellent work.

[7:59:31 PM](#) Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

**Citizen Comments:**

Greg Poulsen, 13657 S 6315 W, had concerns for the environment due to the proximity of the development being close to residential. He thought some thresholds for noise pollution and light pollution should be included.

A ratio for the vehicles going in and out of the development during the day should also be included as well as an set amount that could not be exceeded. He felt the traffic lights and street lights should dim at night. He would also like to see a requirement that the noise not exceed a certain decibal.

City Planner Bryn McCarty explained that most zones have permitted uses and prohibited uses. There are conditions placed to mitigate those very factors Mr. Poulsen was concerned about. The only area it could currently be located would be on Redwood Road. Any other area would have to ammend the general plan which could be denied by the commission.

Commissioner Wade Thompson asked for clarification that the only area where this zone could be allowed would be on Redwood Road. City Planner McCarty reiterated that the Redwood Road area is shown on the general plan as light industrial/business park. If a property wanted to rezone they would need to ammend the general plan to that business park designation and match the zoning. Additionally reiterating again that the general plan has to match the zoning.

Greg Poulsen understood about the conditional use, however, he was still concerned about ambiguity. He would like language that would provide stipulations stating what it would be required to operate under.

8:06:35 PM Chair Clint Smith left the public hearing open.

Chair Smith commented that the commission is trying to figure out the balance of the area and thanked Mr. Poulsen for his comments. He also felt that the conditional use process does allow the commission to look at each request individually to include stipulations. He was still weighing the decision of whether or not the allowed and prohibited uses should be included.

Commissioner Adam Jacobson felt that medical and dental clinics should not be allowed in the zone and a brief discussion took place. Commissioner Jacobson felt that it needed to be larger scale businesses, not medical and dental clinics. The hope was to entice larger projects. Planner McCarty suggested removing golf course. A discussion about specific language for obnoxious or offensive, large manufacturing services and landscaping took place. Commissioner Jacobson again voiced that the focus should be for larger projects.

*Commissioner Adam Jacobson MOVED to continue the item without date, leaving the public hearing open.  
Commissioner Robyn Shakespear SECONDED the motion.*

*The vote was recorded as follows:*

<i>Commissioner Adam Jacobson</i>	<i>Yes</i>
<i>Commissioner Robyn Shakespear</i>	<i>Yes</i>
<i>Commissioner Wade Thompson</i>	<i>Yes</i>
<i>Chair Clint Smith</i>	<i>Yes</i>

*The motion passed unanimously.*

### 3.2 [8:21:15 PM](#) **02G16** – Herriman City – Update to the Transportation Master Plan (*Public Hearing*)

City Engineer Blake Thomas updated the commission with information regarding the transportation master plan explained that the engineering staff had been working on the plan for some time. The purpose of the plan is to create a document that can help meet the transportation goals of the city and allow future development to enhance the city while minimizing negative impacts of new development. The main reason for the update is due to the growth in the city. The population in Herriman during 2000 was approximately 1,500 and in 2010 the population was 21,785. That was 1,330 percent growth which makes Herriman the second fastest growth in the state by a city by percentage. The city's latest population estimate is 34,703. The master plan develops traffic analysis zones (TAZ). The traffic demand model was based on households and employment. A table for roadway capacity was displayed. Existing traffic volumes were displayed. The average existing level of service was level A or B. Future volumes could become very busy and level of service moves to D. A request for proposal went out for a road going from Butterfield Canyon to Tooele. Options for alternative modes of transportation were shown (sidewalks, bicycle network, bus routes and trax).

[8:33:29 PM](#) Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

#### **Citizen Comments:**

Greg Poulsen, 13657 S 6315 W, asked if the diagrams were available online. The response was the diagrams are on the city website. He wanted to be able to see the detail of the diagrams. He also wanted another chance to make comment after reviewing those diagrams.

City Planner McCarty explained that the council will have an additional public hearing and the draft will be online for a couple of weeks.

[8:35:05 PM](#) Chair Smith closed the public hearing.

Commissioner Adam Jacobson questioned why there were no roads shown south of mountain view corridor and including the mountain view extension. City Engineer Thomas explained that the mountain view extension would be a UDOT project that could be shown but it would not affect city funding. The other roads up through the west side of mountain view do not have a very good plan and may need to go through another update. If those roads were added now they would be eligible for impact fee reimbursement. However, if the impact fee is not used within six years it would have to be paid back and the roads are over six years out. Commissioner Jacobson worried that if development started in that area it may be difficult to have larger corridors in the area and have appropriate funding.

Commissioners thanked staff for the work on the plan. Chair Smith thanked staff for their work on the master plan. He was grateful for the preparation with the demand planned for proper infrastructure. He wondered when the next update to the master plan would be necessary. City Engineer Thomas' response was with every annexation and about every 2-3 years.

Commissioner Adam Jacobson felt fine with the plan, he suggested that the council look at the area south of mountain view corridor, including the mountain view extension because it is a concern and since the fee would be a council decision it makes sense that they should decide whether or not they want to plan ahead for that area.

*Commissioner Adam Jacobson MOVED to recommend approval of the item with staff recommendations and the comment to the council as discussed.*

*Commissioner Robyn Shakespear SECONDED the motion.*

*The vote was recorded as follows:*

*Commissioner Adam Jacobson      Yes*

*Commissioner Robyn Shakespear      Yes*

*Commissioner Wade Thompson      Yes*

*Chair Clint Smith      Yes*

*The motion passed unanimously.*

#### 4. [8:41:56 PM](#) Chair and Commission Comments:

Commissioner Adam Jacobson realized during the meeting that there was a school without a road to it. He felt the city needed to protect themselves in the future. He felt there was a lot of pressure on staff to catch things like road cuts in developments. He understood that the road was being tied in but he didn't feel it was fair that staff had to deal with that. He advised, for the future, that the subdivision road be part of the school. Chair Smith thought that was a very good point and noted that when the city grows so fast sometimes it's tough to stay ahead of the curve.

#### 5. Future Meetings:

5.1 City Council – Wednesday, August 10, 2016 @ 7:00 PM

5.2 Planning Commission Meeting – Thursday, August 18, 2016 @ 7:00 PM

#### 6. Adjournment:

Chair Smith called for a motion to adjourn.

*Commissioner Adam Jacobson MOVED to adjourn the meeting. All voted yes and the motion passed unanimously.*

*The meeting adjourned at [8:43:53 PM](#).*

I, Cindy Quick, Deputy Recorder of Herriman City hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on August 4, 2016. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Cindy Quick, CMC  
Deputy Recorder